



Michael Quinn
11-21-13

RESIDENTIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, November 20, 2013

1:30 PM

**1000 Throckmorton
City Council Chamber
2nd Floor – City Hall**

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/planninganddevelopment/boards>

BOARD MEMBERS:

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I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda.

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of the October 16, 2013 Hearing

DID NOT VOTE



B. Continued Cases:

1. **BAR-13-127** **FGLA PROPERTIES LLC by James Williams** **CD8**
2724 Merida Avenue
 - a. Request a **VARIANCE** in a "B" Two Family District to permit the construction of a duplex that encroaches approximately ten (10) feet into the required twenty (20) foot front yard setback, creating an approximate ten (10) foot front yard.
DENIED WITHOUT PREJUDICE 8-0
 - b. Request a **VARIANCE** in a "B" Two Family District to permit the construction of a duplex that is approximately forty (40) feet in height instead of the allowed thirty five (35) feet in height, excessive by approximately five (5) feet in height.
DENIED WITHOUT PREJUDICE 8-0

2. **BAR-13-130** **Francisco Olade** **CD8**
3343 Wilbarger Street
 - a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage/storage secondary structure without an existing primary structure.
DENIED WITHOUT PREJUDICE 7-1

3. **BAR-13-140** **LLOYD NEWTON by James Williams** **CD9**
2725 Lubbock Avenue
 - a. Request a **VARIANCE** in a "C" Medium Density Multifamily District to permit the construction of a duplex that encroaches approximately ten (10) feet into the required twenty (20) foot front yard setback, creating an approximate ten (10) foot front yard.
DENIED WITHOUT PREJUDICE 8-0
 - b. Request a **VARIANCE** in a "C" Medium Density Multifamily District to permit the construction of a duplex that is approximately forty (40) feet in height instead of the allowed thirty-two (32) feet in height, excessive by approximately eight (8) feet in height.
DENIED WITHOUT PREJUDICE 8-0

C. New Cases:

1. **BAR-13-142** **BUCK ALLBRIGHT by Pink Consulting LP** **CD7**
3837 Bunting Avenue
 - a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage that encroaches approximately five (5) feet in the required five (5) foot rear yard setback, creating an approximate zero (0) foot setback.
APPROVED 8-0
 - b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage and breezeway that encroach approximately ten (10) feet in the required ten (10) foot side yard setback along Belle Place, creating an approximate zero (0) foot setback.
APPROVED 8-0



2. **BAR-13-143**

NICOLAS GOMEZ

CD6

1200 Oak Grove Road E.

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a four (4) foot tall solid metal fence in the front yard.

CONTINUED TO DECEMBER 18, 2013 7-1

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a six (6) foot tall solid metal fence whereas only four (4) feet is allowed by special exception, excessive by two (2) feet.

CONTINUED TO DECEMBER 18, 2013 7-1

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a barn that is approximately twenty (20) feet in height whereas only twelve (12) feet is allowed, excessive by approximately eight (8) feet in height.

CONTINUED TO DECEMBER 18, 2013 7-1

3. **BAR-13-144**

TERRY STEVEN HENDRICKS

CD7

1912 Ashland Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a greenhouse that encroaches approximately two (2) feet into the required five (5) foot rear yard setback along western property line, creating an approximate three (3) foot rear yard setback.

APPROVED 8-0

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a greenhouse that encroaches approximately two (2) feet into the required five (5) foot side yard setback along northern property line, creating an approximate three (3) foot side yard setback.

APPROVED 8-0

4. **BAR-13-145**

KERRY ROTH

CD5

8404 Sandhill Crane Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a pool that encroaches approximately four (4) feet into the required five (5) foot rear yard setback, creating an approximate one (1) foot rear yard setback.

APPROVED 7-1

5. **BAR-13-146**

BRUCE E. HERNANDEZ AND OLGA L. RODRIGUEZ

CD8

3809 Avenue J

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a five (5) foot tall open design, wrought-iron fence in the front yard.

APPROVED 7-1

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an approximately six (6) foot tall open design, wrought-iron fence whereas only five (5) feet is allowed by special exception, excessive by approximately one (1) foot in height.

APPROVED 7-1



6. **BAR-13-148** **JARRETT & JAMIE TRUSTY** **CD7**
6701 Cahoba Drive
- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a five (5) foot tall open design iron fence in the front yard, along the north property line.
APPROVED 8-0
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an approximately eight (8) foot tall open design iron fence along the north property line whereas only five (5) feet is allowed by special exception, excessive by approximately three (3) feet in height.
APPROVED 8-0
- c. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a four (4) foot tall solid wood fence in the front yard, along the west property line.
APPROVED 8-0
- d. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an approximately six (6) foot tall solid wood fence along the west property line whereas only four (4) feet is allowed by special exception, excessive by approximately two (2) feet in height.
APPROVED 8-0
7. **BAR-13-149** **JULIO RODRIGUEZ** **CD9**
1320 W Bolt Street
- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a carport within the front yard setback.
DENIED WITH PREJUDICE 8-0
8. **BAR-13-151** **RYAN & NATALIE NAGIM by Hull Homes** **CD7**
4205 Lone Oak Drive
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a porte cochere and second story building addition that encroach approximately two (2) feet and seven (7) inches into the five (5) foot side yard setback, creating an approximate two (2) foot and five (5) inch side yard setback.
MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 1-7
9. **BAR-13-153** **ANDREW J POWER** **CD7**
3617 Watonga Street
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a habitable accessory structure that totals one thousand nine-hundred and ninety-two (1,992) square feet in area, when combined with all other accessory structures on the site, whereas the primary structure is one thousand four-hundred and eighty-eight (1,488) square feet in area, excessive by five-hundred and four (504) square feet in area.
MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 6-2
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an approximately twenty-five (25) foot tall habitable accessory structure that is taller in height than the primary structure.
MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 0-8



10. BAR-13-155

FLORENCIO RAMIREZ
4016 Clayton Road W.

CD9

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a second garage and storage building in the rear yard.

APPROVED 8-0

III. ADJOURNMENT:

3:26 p.m.

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

El City Hall de la Ciudad de Fort Worth es accesible parra silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.